

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels X-52a, X-52b, 42 and X-43 is consistent with the objectives of the South End Urban Renewal Plan; and

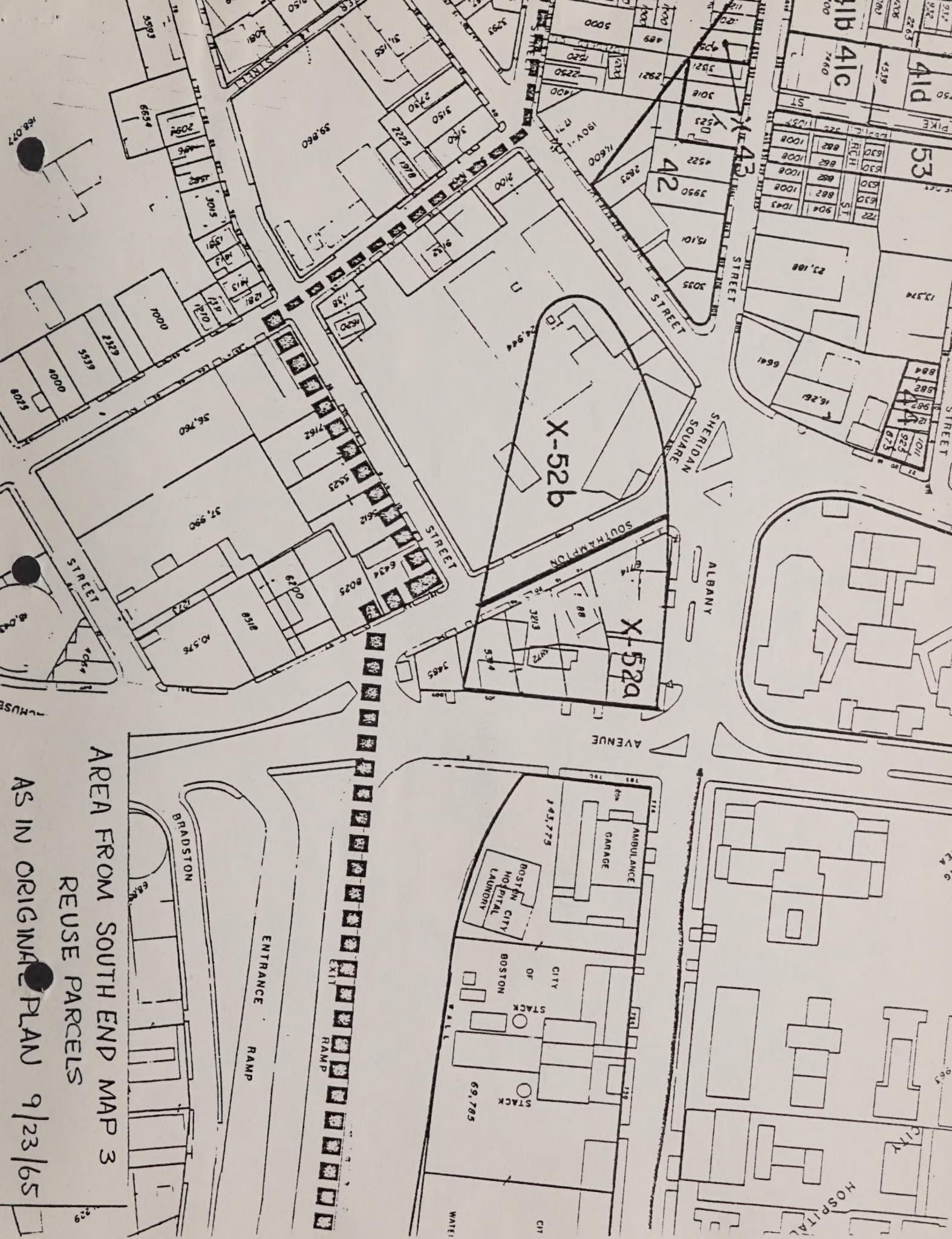
WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

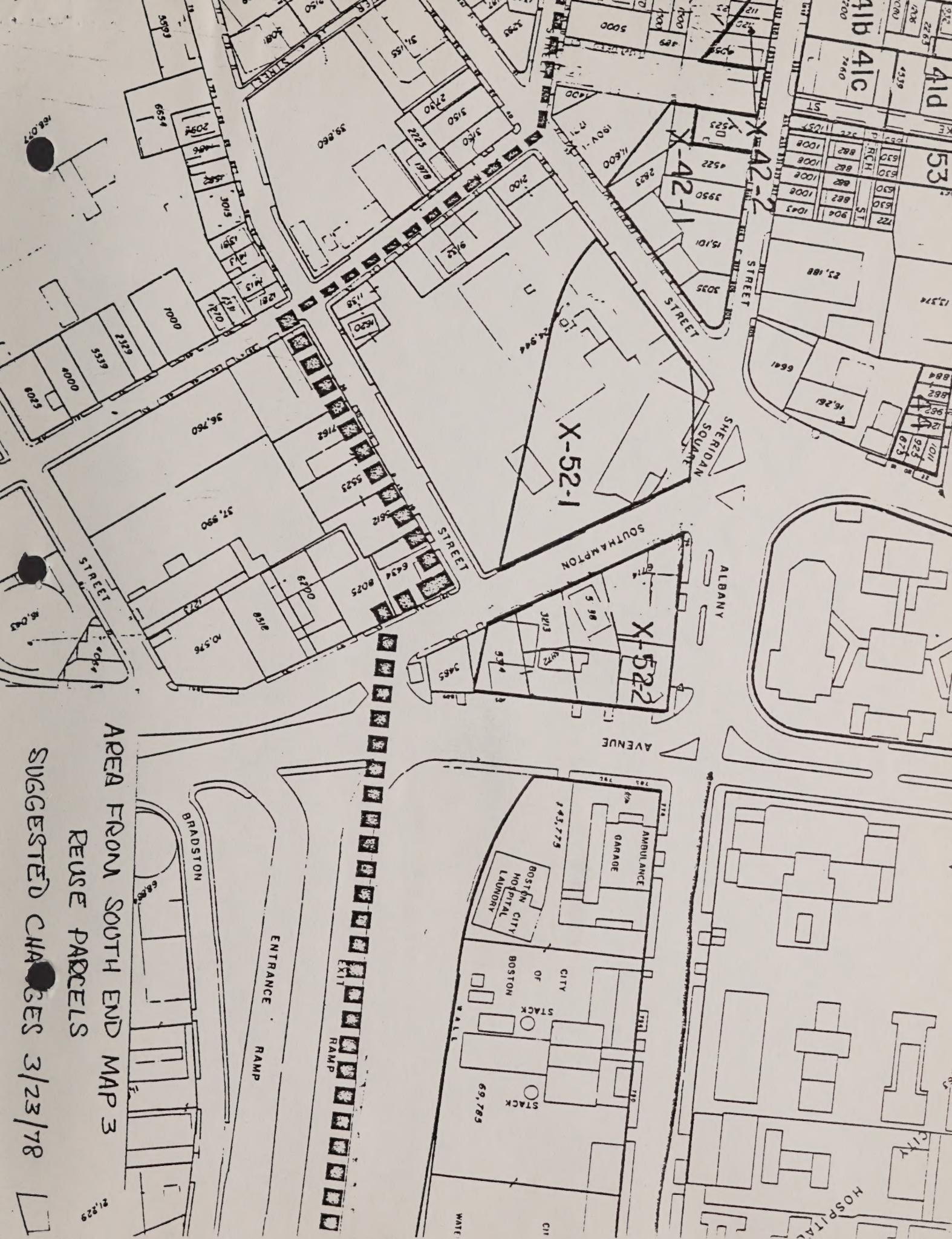
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, Land Use, Building Requirements and Other Controls, Section 602, Table A "Land Use and Building Requirements" is hereby modified by:
 - a) Substitution of the identification "Parcel X-52-2" for "Parcel X-52a".
 - b) Changing the maximum allowable building height for Parcel X-52a, now Parcel X-52-2 from "60 feet" to "40 feet"; and
2. That said Section 602 Table A "Land Use and Requirements" is hereby further modified by:
 - a) Substitution of the identification "Parcel X-52-1" for "Parcel X-52b".
 - b) Deletion of the words "Open Space" under Permitted Land Uses for X-52b, now X-52-1, and substitution therefore of the words "Light Industrial-Commercial".
 - c) Deletion of the "Building Requirements", for X-52b, now X-52-1, and substitution therefore of the "Building Requirements" for X-52a, now X-52-2, as amended by Paragraph (1) (b) of this Resolution; and
3. That Section 602 Table A, "Land Use and Building Requirements" is hereby modified by:
 - a) Substitution of the identification "Parcel X-42-1" for "Parcel 42".





MEMORANDUM

March 23, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT F. WALSH, DIRECTOR
SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
Parcels X-52a, X-52b, 42 and X-43

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Parcels X-52a, X-52b, 42 and X-43; and (2) authorize the Director to proclaim by certificate this minor modification.

The South End Urban Renewal Plan adopted by the Authority on September 23, 1965, in Section 602 thereof, designated certain parcels in the southeast corner of the South End Urban Renewal Area for either commercial or light industrial development. Among these were Parcels X-52a, 42 and X-43. Another site, Parcel X-52b, directly adjacent to the foregoing, and rezoned as an M-2 Manufacturing Area by the Plan is referenced for Open Space re-use in the original version of the South End Plan. Correction of the plan in this regard, to facilitate appropriate industrial development in the South End will be among those recommended actions described below and comprising this request for minor plan modification.

On April 17, 1975 the Authority voted to enter into a partial Cooperation Agreement with the Boston Economic Development and Industrial Commission (EDIC) and the Mass. Department of Public Works (MDPW) to coordinate various governmental and private efforts to assure the successful development of the Crosstown Street and the Crosstown Industrial Park, both important goals of the Southwest Corridor Development Plan.

Pursuant to that agreement, the Authority has voted, on November 4, 1976, on June 9, 1977 and on October 27, 1977, specific developer designations and BRA/EDIC/MDPW land transfers which will assure assembly and development of the Crosstown Industrial Park by EDIC, the approved Redeveloper. The redeveloper has negotiated with the Digital Equipment Corporation (DEC) to lease the 130,000 square foot manufacturing facility which will be built in two stages, and which can, pending final approvals, including those requested in this memorandum, be under construction by early summer 1978.

The Crosstown Industrial Park, as proposed includes certain MDPW land declared surplus for roadway purposes, certain land under City of Boston Streets which will be discontinued, and most important, BRA South End Parcels X-52a, X-52b, 42 and X-43.

As these Authority owned parcels will be combined and developed jointly, it is appropriate to make certain changes in parcel identification and for uniformity of land use, and building requirements. These changes are:

1. Reidentify Parcel X-52a as X-52-2; Change maximum building heights from 60' to 40'.

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2. Reidentify Parcel X-52b as X-52-1 and change permitted land use from "Open Space" to "Light Industrial-Commercial".
3. Reidentify Parcel 42 as Parcel X-42-1 and Parcel X-43 as Parcel X-42-2, and extend permitted reuse of X-42-2 to Light Industrial Commercial, to be consistent with all other BRA parcels involved herein.

These proposed changes will not substantially change or alter the approved South End Urban Renewal Plan, or any actions taken to date by the Authority to implement this important development. They will, however, simplify and make consistent the identification of BRA land to be developed and make uniform, appropriate development controls for these parcels, when conveyed to the Redeveloper.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Section 602 thereof, Table A, Land Use and Building Requirements, and Renewal Maps 2 and 3 as required, respectively, Proposed Land Use and Reuse Parcels.

An appropriate Resolution is attached.

Attachment.

3. Continued

- b) Substitution of the identification Parcel "X-42-1" for "Parcel 42".
- c) Addition of the words, "Light Industrial" to the "Permitted Land Use" of "Parcel X-43" now "Parcel X-42-2" which permitted use will now read "Light Industrial Commercial" and;

4. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves; and
5. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan; and
6. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect; and
7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

